026.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,400 / 954,400
					USE VALUE:	954,400 / 954,400
					ASSESSED:	954,400 / 954,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARNEY KENNETH R
Owner 2:	BARNEY SUSAN E
Owner 3:	
Street 1:	90 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARNEY KENNETH R -
Owner 2:	-
Street 1:	90 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2834 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	492,400	6,000	456,000	954,400
Total Card	0.115	492,400	6,000	456,000	954,400
Total Parcel	0.115	492,400	6,000	456,000	954,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.81 | /Parcel: 336.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17564

GIS Ref

GIS Ref

Insp Date 07/22/17

!2145!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	492,400	6000	5,000.	456,000	954,400	954,400	Year End Roll	12/18/2019
2019	104	FV	376,700	6000	5,000.	484,500	867,200	867,200	Year End Roll	1/3/2019
2018	104	FV	376,700	6000	5,000.	353,400	736,100	736,100	Year End Roll	12/20/2017
2017	104	FV	353,000	5100	5,000.	307,800	665,900	665,900	Year End Roll	1/3/2017
2016	104	FV	353,000	5100	5,000.	262,200	620,300	620,300	Year End	1/4/2016
2015	104	FV	315,100	5100	5,000.	256,500	576,700	576,700	Year End Roll	12/11/2014
2014	104	FV	315,100	5100	5,000.	210,900	531,100	531,100	Year End Roll	12/16/2013
2013	104	FV	327,700	5100	5,000.	200,600	533,400	533,400		12/13/2012

PRINT

Date	Time
12/10/20	17:37:54

LAST REV

Date	Time
09/03/19	10:27:32
danam	
2145	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARNEY KENNETH	50539-283		12/31/2007	Family	1	No	No		
YARBROUGH GINA	47206-338		3/31/2006		685,000	No	No		
	19230-570		8/15/1999		278,000	No	No		
CARR JOHN	28724-135		6/18/1998		342,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2019	508	Siding	41,000	C				
11/10/2016	1383	Solar Pa	5,000	C				
3/17/1997	105		4,500					ADD BATH 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	Info At Door	KB	Kevin B
1/22/2009	Meas/Inspect	294	PATRIOT
4/12/2000	Inspected	263	PATRIOT
11/24/1999	Missed Appt.	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05618954
Const Adj.:	0.99980003
Adj $ / SQ:	179.516
Other Features:	136497
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713627
Depreciation:	221224
Depreciated Total:	492402

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

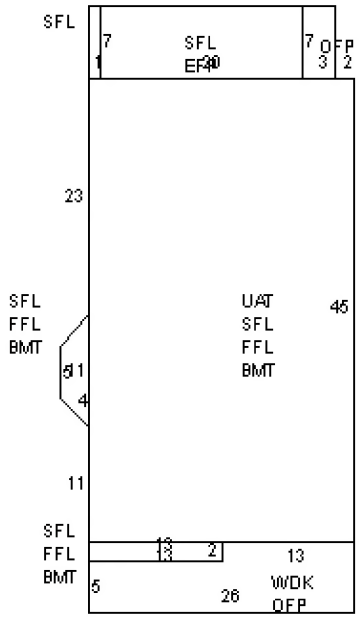
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.52
Special Features:	0	Val/Su Net:	107.75
Final Total:	492400	Val/Su SzAd	190.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,366	179.520	245,219
BMT	Basement	1,219	53.850	65,649
FFL	First Floor	1,219	179.520	218,830
UAT	Upper Attic	293	117.580	34,393
OFP	Open Porch	177	25.820	4,570
WDK	Deck	156	12.410	1,936
EFP	Enclos Porch	140	46.660	6,533

	Net Sketched Area:	4,570		Total:	577,130
Size Ad	2585	Gross Are	5447	FinArea	2834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	14x20	A	AV	2000	3.59	T	15.2	104			900			900

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000